



ఆంధ్రప్రదేశ్ రాజ పత్రము

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

NELLORE URBAN DEVELOPMENT AUTHORITY - GUDUR MUNICIPALITY - CHANGE OF LAND USE FROM INDUSTRIAL USE TO RESIDENTIAL USE TO AN EXTENT OF 1686.24 SQ.MTS IN SY.NO.570/1 OF BANISAHENPETA, GUDUR APPLIED BY M/S. NVKR CONSTRUCTIONS AND 3 OTHERS.

[Memo No.513726/M2/2017, Municipal Administration & Urban Development (M) Department, 7th March, 2018]

NOTIFICATION

The following Draft variation of the Gudur Municipality General Town Planning Scheme/Master Plan which was sanctioned in G.O.Ms.No.285, MA&UD Department, dated 23.05.2003, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Gudur Municipality / Nellore Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site located in Sy.No.570/1 of Banisahenpeta, Gudur Municipality admeasuring to an extent of 1686.24 Sq.mts. The boundaries of which are given in the schedule below, which was earmarked for Industrial land use in the General Town Planning Scheme (Master Plan) of Gudur Municipality, sanctioned G.O.Ms.No.285, Municipal Administration & Urban Development Department, Dated:23.05.2003 is now proposed to be designated as Residential Use by variation of change of land use in the revised part proposed land use Map of GTP No.1/2018/NUDA and which is available in the office of the Gudur Municipality, subject to the following conditions:-

1. the applicant shall pay the development / conversion charges to the Gudur Municipality / Nellore Urban Development Authority as the case may be.
2. the applicant shall obtain approval of building plans for construction of buildings from the competent authority duly paying necessary charges as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ Gudur Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. any other conditions as may be imposed by Vice Chairman, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

North : Part of B.Koteswara Rao Godowns & House of Varaiah
East : B.Koteswara Rao Oil Mill
South : Part of 60'-0" wide GNT road and N.V.Ramanaiah & Co. Petrol Bunk
West : House of Sk.Janny Saheb

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT